



City of El Paso – City Plan Commission Staff Report

Case No: PZDS15-00002
Application Type: Detailed Site Development Plan Review
CPC Hearing Date: March 12, 2015
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: 12200 Hedgerow Court
Legal Description: Lot 1, Block 1, Scotsdale #8, City of El Paso, El Paso County, Texas
Acreage: 10.12
Rep District: 3
Existing Zoning: A-2/sc (Apartment/special contract)
Existing Use: Apartment Complex (To be demolished)
C/SC/SP/ZBA/LNC: Condition: Ordinance No. 4267 dated October 2, 1969
Request: Detailed Site Development Plan Review per contract conditions, Ordinance No. 4267
Proposed Use: Apartment Complex and Daycare

Property Owner: The Housing Authority of the City of El Paso
Representative: SLI Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: C-3c (Commercial/conditions) / Ballroom and retail; C-1/sc (Commercial/special contract) / retail
South: R-3 (Residential) / Single-family dwellings
East: R-3 (Residential) / Single-family dwellings
West: A-2/sc (Apartment/special contract) / Apartment Complex

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (East Planning Area)

NEAREST PARK: Tyrone Park (1,874 feet)

NEAREST SCHOOL: Edgemere Elementary (1,898 feet)

NEIGHBORHOOD ASSOCIATION

Eastside Civic Association

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, Notice of the El Paso City Code.

CASE HISTORY

On October 2, 1969, the subject property was rezoned from R-3 to A-2 (Apartment) with the following conditions imposed by Ordinance No. 4267 (Attachment #4):

No building permits will be issued for construction on the property until complete and detailed building and site development plan have been submitted to and approved by the City Plan Commission of the City of El Paso.

This condition will be satisfied by this detailed site development plan application.

APPLICATION DESCRIPTION

The request is for detailed site development plan review as required by Ordinance No. 4267, dated October 2, 1969. The detailed site development plan shows a new 96 unit apartment complex, a clubhouse, daycare, and 50% open space including a private park area, playground, and walking path. The buildings are up to

35 feet in height. The apartment complex and day care facility are permitted uses in A-2 (Apartment). The development requires a minimum of 202 parking spaces and the applicant is providing 203 parking spaces and 10 bicycle spaces. The site plan shows 50 percent open space which exceeds the A-2 open space requirement of 50 percent open space for an interior lot. The development complies with the minimum landscape area requirements of Title 18.46. The Detailed Site Development Plan complies with all density and dimensional standards. Access to the subject property is proposed from Lorne Road and Limerick Road.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan, and complies with the Plan El Paso land use designation G-4, Suburban (Walkable) in the East Planning Area.

ANALYSIS

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

Note: Detailed Site Development Plan review is required due to a condition imposed on the subject property.

20.04.150 Procedure.

C. Administrative approval. Detailed site development plans meeting the following conditions shall be reviewed and approved by the zoning administrator:

1. The site is two acres or less in size, and
2. The site plan contains no more than two buildings, and
3. The site plan complies with any zoning conditions and all city code provisions, to include the tables for uses and density and dimensional standards and;
4. The city's department of transportation has no concerns with access or restriction of access to the site; and,
5. The site plan complies with staff recommendations concerning the location of stormwater drainage structures and easements to include onsite ponding areas; the location and arrangement of structures, vehicular and pedestrian ways; open spaces and landscape planted areas. Staff recommendations shall not require that the site plan have landscaping in excess of what is required under the city code or any zoning condition.

If the zoning administrator does not approve an applicant's detailed sited development plan, the applicant may appeal the decision to the city plan commission. The applicant must file the appeal with the zoning administrator within fifteen business days from the date of the zoning administrator's decision. The zoning administrator shall place the appeal on the city plan commission agenda to be heard by the commission within thirty business days from the date the appeal was received. The zoning administrator shall include the detailed site plan, the appeal, and a summary of the zoning administrator's reasons for disapproving the detailed site plan.

Note: the detailed site development plan review is not eligible for administrative approval, due to a condition imposed on the subject property which requires review by City Plan Commission.

D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.

1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and stormwater drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff has reviewed the detailed site development plan, and it meets all requirements of 20.04.150, Detailed Site Development Plan, and is recommending approval.

Plan El Paso- Future Land Use Map Designation

All applications for detailed site plan review shall demonstrate compliance with the following criteria:

G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the A-2 (Apartment) district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.

COMMENTS:

Planning and Inspections Department - Planning Division - Transportation

Traffic Impact Analysis (TIA) is not required.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Texas Department of Transportation

It is not on TXDOT R.O.W.

Planning and Inspections Department – Plan Review

“BP & I Review - recommend approval. At the time of submittal for building permits project will need to comply with all provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department – Landscaping Division

Landscape Review - recommend approval At the time of submittal for building permits project will need to

comply with all provisions of title 18.46 as applicable.

Planning and Inspections Department – Land Development

No objections.

Fire Department

PZDS15-00002 Recommend Approval with *Conditions (Note)

Please coordinate with EPFD Plan review to ensure appropriate access is provided per Section 503.1.1 Buildings and Facilities

Recommend “APPROVAL” of “Application” as presented. PZDS15-00002 *****NOTE ***** In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted “Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi- family structures, and Driveways as applicable to the following sections of the fire code; Chapter 5 Fire Service Features, and Appendix D Fire Apparatus Access Roads, Please note: Fire Protection Systems are not being reviewed at this time “When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments”. The Fire Planning Division has reviewed the submitted “Detailed Site Plan Application” as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES Comply within the zoning regulations.

Please note: SECTION 503.1.1 Buildings and Facilities Approved apparatus access roads shall be provided for every facility.....and shall extend to within 150 feet of all portions of the facility.....as measured by an approved route around the exterior of the building or facility.

*Note to applicant: comments from Fire Plan Review will need to be addressed at the time building permits are requested.

Sun Metro

Sun Metro does not oppose this request. Route 12 provides services along Doniphan with an existing bus stop adjacent to the subject property as well as another on the opposing side of Doniphan.

El Paso Water Utilities

The El Paso Water Utilities – Public Service Board (EPWU) does not object to this request.

EPWU-PSB Comments

Water

Along Lorne Road between Montana Avenue and Renfrew Street there is an existing eight (8) inch diameter water main. This main is available for service.

Along Hedgerow Court west of Lorne Road there is an existing eight (8) inch diameter water main.

Along Hedgerow Court east of Lorne Road there are no existing water mains.

As per EPWU-PSB Records, there is an existing one and one-half (1 – ½) inch diameter water service under the address 10200 Hedgerow Court.

Along Limerick Street between Shannon Place and Kinross Street there is an existing eight (8) inch diameter water main. This main is available for service.

Along Shamrock Court west of Limerick Road there is an existing six (6) inch diameter water main. As per EPWU-PSB Records, within Shamrock Court there is an existing four (4) inch diameter water service under the address 3434 Lorne Road.

Sanitary Sewer

Along Lorne Road between Montana Avenue and Renfrew Street there is an existing eight (8) inch diameter sanitary sewer main. This main is available for service.

Along Hedgerow Court west of Lorne Road there is an existing eight (8) inch diameter sanitary sewer main.

Along Hedgerow Court east of Lorne Road there an existing eight (8) inch diameter sanitary sewer main. This main is available for service.

Along Limerick Street between Shannon Place and Kinross Street there is an existing twelve (12) inch diameter sanitary sewer main. This main is available for service.

Along Shamrock Court west of Limerick Road there is an existing eight (8) inch diameter sanitary sewer main. This main is available for service.

General

If the Development of this Property requires public fire hydrants, public water mains and sanitary sewer mains within private Property, easements will be required in order to accommodate the described public facilities. The proposed easement shall comply with the EPWU-PSB Easement Policy. Additionally, anchor easements for the proposed public fire hydrants shall have minimum dimensions of 10 feet by 10 feet.

Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.

The alignment and location of the proposed EPWU-PSB easement shall enable the placement of water meters outside of the parking areas and minimize the length of services. No vehicular traffic is allowed over the water meters. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.

The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles.

Proposed surface improvements such as paving, landscaping, other types of low maintenance surfacing shall be reviewed for approval by EPWU-PSB.

Use of low maintenance easement surface improvements is required. The Owner of the property is responsible for maintenance of the easement surface; surface maintenance is not the responsibility of EPWU-PSB.

EPWU-PSB requests the Developer to refrain from constructing rock walls or any structure that will interfere with the access to the PSB easements.

EPWU-PSB requests the Developer to refrain from constructing signs within the PSB easements.

All proposed buildings shall comply with EPWU-PSB Easement Policy. Buildings shall be located 5 feet away from the easement line.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso Water Utilities - Stormwater Division

1. According to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 480214 0036 B. This property is in FLOOD ZONE C, Dated October 15, 1982 – Areas of minimal flooding. (No shading).
2. The existing run-off goes down the streets and down to the Lorne Channel towards an existing pond to the west of the subdivision. The El Paso Stormwater Master Plan conveys in 6.2.1 that the Lorne Channel is undersized and will not have the capacity to withstand a 100-year storm. A flooding problem is created within the streets and surrounding residential areas. In 8.2.1.3 Lorne Channel, also in the El Paso Stormwater Master Plan, conveys that the proposed improvements consist of two phases which will be done by others on an undisclosed completion date. Which includes increasing channel and crossing capacity in Phase 1, and installation storm drains system infrastructure in Phase 2.
3. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain, convey the existing watercourse through the subdivision and show that all downstream

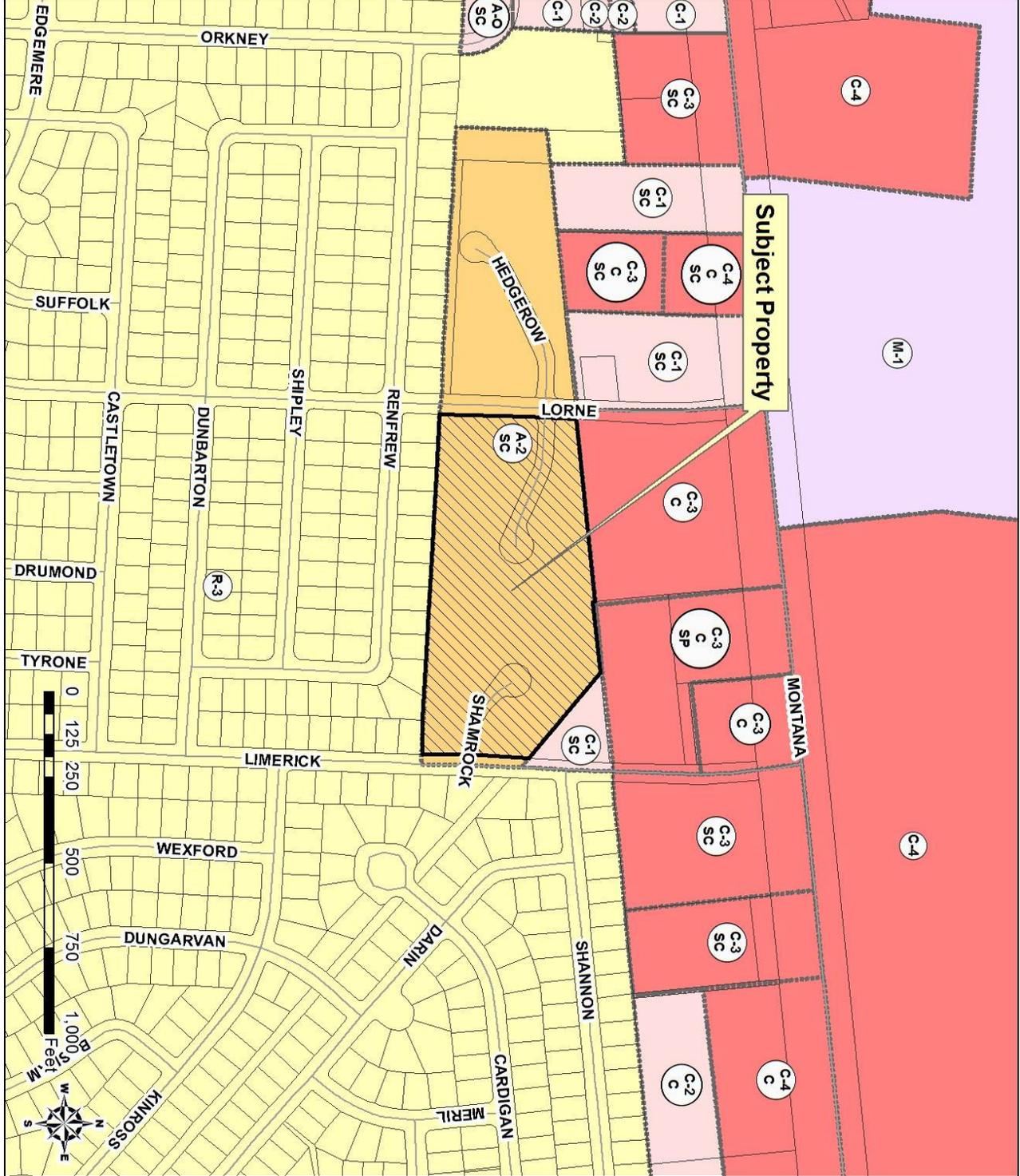
stormwater management facilities have sufficient capacity to carry the additional runoff. (From number 2, at present the stormwater management facility does not have sufficient capacity to carry additional runoff.)

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Ordinance No. 5812, special contract

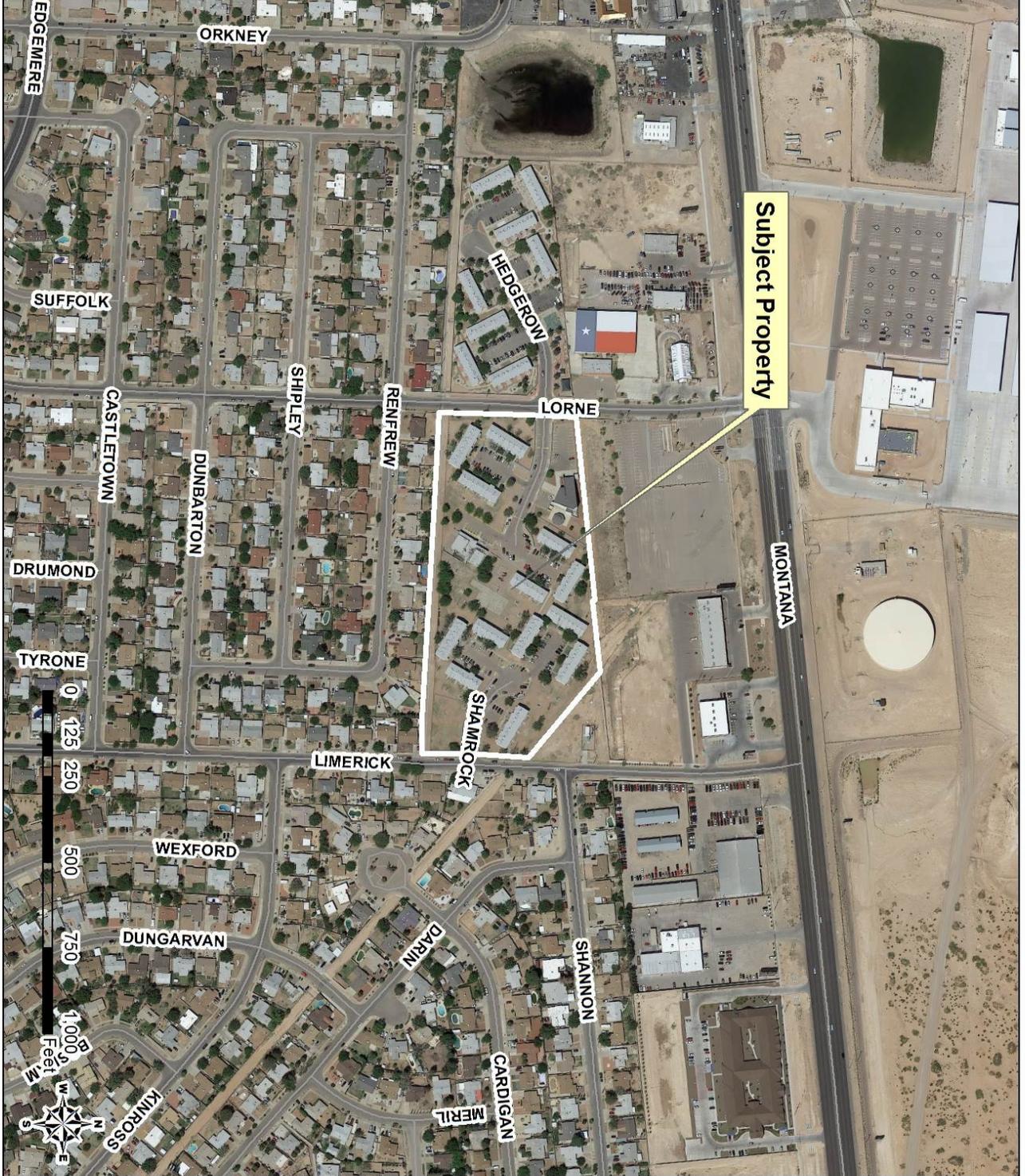
ATTACHMENT 1: ZONING MAP

PZDS15-00002



ATTACHMENT 2: AERIAL MAP

PZDS15-00002



ATTACHMENT 4: ORDINANCE NO. 4267, SPECIAL CONTRACT

W/ Special Contract

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF SECTION 39, BLOCK 80, TOWNSHIP 2, T & P RR SURVEYS, THE PENALTY BEING AS PROVIDED IN SECTION 25-10 OF THE EL PASO CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of the following described portions of Section 39, Block 80, Township 2, T & P RR Surveys be changed to A-2 within the meaning of the Zoning Ordinance, and the zoning map of the City be revised accordingly:

Apartment Area West of Lorne Road

Beginning at a point on the west right of way line of Lorne Road and located South 0° 30' East a distance of 1535.55 feet, thence west a distance of 2510.53 feet from a concrete monument on the northeast corner of Section 39, Block 80, Township 2, Texas and Pacific Surveys, El Paso County, Texas; said point also being on the north boundary line of Scottdale Subdivision, Unit 4;

Thence west a distance of 776.78 feet;

Thence North 1° 02' West a distance of 168.96 feet;

Thence North 81° 15' 30" East a distance of 783.75 feet to a point on said west right of way line;

Thence South 1° 02' East along said west right of way line a distance of 388.94 feet to the point of beginning, containing 5.762 acres of land, more or less.

Apartment Area between Lorne and Limerick

Beginning at a point on the west right of way line of Limerick Road and located South 0° 30' East a distance of 1535.55 feet, thence west a distance of 1455.53 feet from a concrete monument on the northeast corner of Section 39, Block 80, Township 2, Texas and Pacific Surveys, El Paso County, Texas; said point also being on the north boundary line of Scottdale Subdivision, Unit 4;

Thence west along said north boundary a distance of 995.00 feet to a point on the east right of way line of Lorne Road;

Thence North 1° 02' West along said east right of way line a distance of 397.78 feet;

Thence North 81° 15' 30" East a distance of 1003.99 feet to a point on said west right of way line;

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Thence South 1° 02' East along said west right of way line a distance of 550.98 feet to a point of beginning, containing 10.835 acres of land, more or less.

PASSED AND APPROVED this _____ day of _____,
1969.

Mayor

ATTEST:

City Clerk

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4267

AN ORDINANCE CHANGING THE ZONING
OF A PORTION OF SECTION 39, BLOCK 80,
TOWNSHIP 2, T & P RR SURVEYS, THE PEN-
ALTY BEING AS PROVIDED IN SECTION
25-10 OF THE EL PASO CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of the following described portions of Section 39,
Block 80, Township 2, T & P RR Surveys be changed to A-2 within the
meaning of the Zoning Ordinance, and the zoning map of the City be revised
accordingly:

Apartment Area West of Lorne Road

Beginning at a point on the west right of way line of Lorne Road
and located South 0° 30' East a distance of 1535.55 feet, thence west a
distance of 2510.53 feet from a concrete monument on the northeast corner
of Section 39, Block 80, Township 2, Texas and Pacific Surveys, El Paso
County, Texas; said point also being on the north boundary line of Scotsdale
Subdivision, Unit 4;

Thence west a distance of 776.78 feet;

Thence North 1° 02' West a distance of 268.96 feet;

Thence North 81° 13' 30" East a distance of 783.79 feet to a point
on said west right of way line;

Thence South 1° 02' East along said west right of way line a distance
of 388.54 feet to the point of beginning, containing 5.762 acres of land, more
or less.

Apartment Area between Lorne and Limerick

Beginning at a point on the west right of way line of Limerick Road
and located South 0° 30' East a distance of 1535.55 feet, thence west a dis-
tance of 1455.53 feet from a concrete monument on the northeast corner of
Section 39, Block 80, Township 2, Texas and Pacific Surveys, El Paso County,
Texas; said point also being on the north boundary line of Scotsdale Subdivision,
Unit 4;

Thence west along said north boundary a distance of 995.00 feet to
a point on the east right of way line of Lorne Road;

Thence North 1° 02' West along said east right of way line a distance
of 397.78 feet;

Thence North 81° 13' 30" East a distance of 1003.99 feet to a point
on said west right of way line;

-1-

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared CLINTON E. WOLF, Mayor of the City of El Paso, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that he had executed the same for the purposes and consideration and in the capacity therein expressed, and as the act and deed of the City of El Paso.

Given under my hand and official seal this 2nd day of October, 1969.


Notary Public in and for El Paso County,
Texas.

L. ALICIA VIDAL, Notary Public
in and for El Paso County, Texas
My commission expires June 1, 1971

THE STATE OF TEXAS)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared C.P. [Signature], President of BONDED DEVELOPERS, INC., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that the same was the act of said corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and official seal this 15 day of Sept., 1969.



[Signature]
Notary Public in and for El Paso County, Texas.

THE STATE OF TEXAS)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared D.B. [Signature], President of INDIVIDUAL HOMES, INC., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that the same was the act of said corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and official seal this 15 day of Sept., 1969.

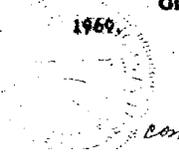


[Signature]
Notary Public in and for El Paso County, Texas.

THE STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, the undersigned authority, on this day personally appeared Hunter E. Akard, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and official seal this 22nd day of Sept., 1969.



[Signature]
Notary Public in and for Dallas County, State of Texas.

ATTEST:
ATTEST AND SEAL NOT
REQUIRED BY AUTHORITY
OF THE BOARD OF DIRECTORS

**INDIVIDUAL HOMES, INC., a
corporation**

by *D. B. McKinney*
D. B. President

ATTEST:

A. Williams
Secretary

TEXAS PACIFIC LAND TRUST

by *Hunter E. Akard*
Hunter E. Akard, General and State Agent

THE CITY OF EL PASO

by *Clinton E. Leavel*
Mayer

ATTEST:

A. Akard
City Clerk

CONTRACT

This contract, made this 15th day of September, 1969.

by and between Bonded Developers, Inc., a corporation, Individual Homes, Inc., a corporation, and Texas Pacific Land Trust, with an office in Dallas County, Texas, acting by its duly elected Trustees, First Parties, and the City of El Paso, Second Party, witnesseth:

First Parties have applied to the City of El Paso for rezoning of two parcels of land in Section 39, Block 80, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas, which property is more particularly described in Ordinance No. 4267, now pending before the City Council of the City of El Paso, a copy of which is marked Exhibit "A", attached hereto and made a part hereof by reference.

In order to remove certain objections to such rezoning, First Parties covenant that if the property is rezoned as indicated in the attached ordinance, no building permits will be issued for construction on the property until complete and detailed building and site development plans have been submitted to and approved by the City Plan Commission of the City of El Paso.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Parties and their successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

Witness the following signatures and seals:

BONDED DEVELOPERS, INC., a corporation

by C. C. [Signature]
President

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign a contract with Bonded Develop-
ment, Inc., Individual Homes, Inc. and Texas Pacific Land Trust, placing
certain restrictions on property referred by Ordinance No. 4267.

ADOPTED this 2nd day of October, 1969.

Clinton E. Wong
Mayor PRO-TEM

ATTEST:

R. H. Gabel
City Clerk

Thence South 1° 02' East along said west right of way line a distance of 150.98 feet to a point of beginning, containing 10.835 acres of land, more or less.

PASSED AND APPROVED this 2nd day of October

1949.

Clinton E. Woolf
Mayor

ATTEST:

R. H. Gabel
City Clerk

267

W/ special contract

will

4267

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF SECTION 39, BLOCK 88, TOWNSHIP 2, T & P RR SURVEYS, THE PENALTY BEING AS PROVIDED IN SECTION 29-16 OF THE EL PASO CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of the following described portions of Section 39, Block 88, Township 2, T & P RR Surveys be changed to A-1 within the meaning of the Zoning Ordinance, and the zoning map of the City be revised accordingly:

Apartment Area West of Lorne Road

Beginning at a point on the west right of way line of Lorne Road and located South 0° 30' East a distance of 1535.55 feet, thence west a distance of 2519.53 feet from a concrete monument on the northeast corner of Section 39, Block 88, Township 2, Texas and Pacific Surveys, El Paso County, Texas; said point also being on the north boundary line of Scotdale Subdivision, Unit 4;

Thence west a distance of 776.78 feet;

Thence North 1° 52' West a distance of 248.96 feet;

Thence North 81° 13' 30" East a distance of 783.79 feet to a point on said west right of way line;

Thence South 1° 52' East along said west right of way line a distance of 248.96 feet to the point of beginning, containing 3.742 acres of land, more or less.

Apartment Area between Lorne and Linerich

Beginning at a point on the west right of way line of Linerich Road and located South 0° 30' East a distance of 1535.55 feet, thence west a distance of 1458.23 feet from a concrete monument on the northeast corner of Section 39, Block 88, Township 2, Texas and Pacific Surveys, El Paso County, Texas; said point also being on the north boundary line of Scotdale Subdivision, Unit 4;

Thence west along said north boundary a distance of 995.80 feet to a point on the east right of way line of Lorne Road;

Thence North 1° 52' West along said east right of way line a distance of 397.70 feet;

Thence North 81° 13' 30" East a distance of 1082.99 feet to a point on said west right of way line;

122.3 261

-4-

4267

Thence South 1° 02' East along said west right of way line a distance of 550.98 feet to a point of beginning, containing 10.835 acres of land, more or less.

PASSED AND APPROVED this 2nd day of April

1964.

Dinton E. Wolf
Mayor

ATTEST:

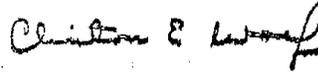
B. H. Habel
City Clerk

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

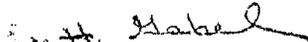
That the Mayor be authorized to sign a contract with Bonded Devel-
opers, Inc., Individual Homes, Inc. and Texas Pacific Land Trust, placing
certain restrictions on property resoned by Ordinance No. 4267.

ADOPTED this 14th day of March, 1969.



Mayor PRO TEM

ATTEST:



City Clerk